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CITY COUNCIL MEETING
SEPTEMBER 28, 1988

COUNCIL INTRODUCES
ORDINANCE NO. 1437
AMENDING THE SPECIFIC
PLAN OF LOWER
SACRAMENTO ROAD
BETWEEN KETTLEMAN
LANE AND LODI
AVENUE

CC-45(a)
CC-53(a)
CC-53(c)
CC-149

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Pinkerton called for the Public Hearing to consider the request of Ted Katzakian, Agent for the Apple Orchard Subdivision, which is bounded by Tokay Street on the north, Cochran Road on the South, and Lower Sacramento Road on the west, to amend the Specific Plan for Lower Sacramento Road, Kettleman Lane to Lodi Avenue.

The matter was introduced by City Manager Peterson. Further, Chief Civil Engineer Prima presented the following report concerning the matter:

The Planning Commission's approval of the tentative map for The Apple Orchard Subdivision included conditions relative to fencing on Lower Sacramento Road. These conditions shown on an exhibit presented for the City Council review were as follows:

"11. The fencing on Lower Sacramento and Cochran Road to meet the approval of the Site Plan and Architectural Review Committee and if the approved fence is different than what is shown on the Lower Sacramento Road Specific Plan, the City Council should amend the Specific Plan."

"15. That the Homeowners' Association maintain the Cochran Road fencing and landscaping with the Lower Sacramento Road fence publicly maintained."

The actual fence type had not yet been determined and it was assumed that the construction and maintainability of the fencing on Lower Sacramento Road would be equivalent to what was shown on the Specific Plan.

At the time that the final map and offsite improvement plans were approved by the City Council, the type of fence construction had still not yet been determined. It was not until the Site Plan and Architectural Review Committee submittal in August that the fence details and proposed landscaping was known. Since the proposed fencing, sidewalk, and alignment varies from the adopted Specific Plan, these changes are being brought to the City Council for approval.

The existing Specific Plan for Lower Sacramento Road shows a slumpstone and grapestake fence similar to that on